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SENATE BILL 6171

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State of Washington

60th Legislature

2007 Regular Session

By Senator McCaslin

Read first time 04/03/2007. Referred to Committee on Government Operations & Elections.

1 AN ACT Relating to manufactured housing community development in  
2 rural areas; amending RCW 36.70A.030 and 36.70A.070; and creating a new  
3 section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** Manufactured homes in manufactured housing  
6 communities have long offered many citizens of the state of Washington,  
7 including senior citizens, with their only means of affordable housing.  
8 Rising real property values and increasing property taxes, along with  
9 development and redevelopment within urban growth areas, have led to a  
10 decreasing number of manufactured housing communities in urban growth  
11 areas. A number of manufactured housing communities have had to close  
12 in recent years. Such closures have occurred without a corresponding  
13 number of openings of new manufactured housing communities. It is the  
14 intent of the legislature to offset the negative impact that growth  
15 management has had upon manufactured housing communities and  
16 manufactured home owners over the age of fifty-five by ensuring that  
17 comprehensive growth plans allow for manufactured housing communities  
18 within limited areas of more intense rural development.

1       **Sec. 2.** RCW 36.70A.030 and 2005 c 423 s 2 are each amended to read  
2 as follows:

3       Unless the context clearly requires otherwise, the definitions in  
4 this section apply throughout this chapter.

5       (1) "Adopt a comprehensive land use plan" means to enact a new  
6 comprehensive land use plan or to update an existing comprehensive land  
7 use plan.

8       (2) "Agricultural land" means land primarily devoted to the  
9 commercial production of horticultural, viticultural, floricultural,  
10 dairy, apiary, vegetable, or animal products or of berries, grain, hay,  
11 straw, turf, seed, (~~Christmas trees not subject to the excise tax~~  
12 ~~imposed by RCW 84.33.100 through 84.33.140,~~) finfish in upland  
13 hatcheries, or livestock, and that has long-term commercial  
14 significance for agricultural production.

15       (3) "City" means any city or town, including a code city.

16       (4) "Comprehensive land use plan," "comprehensive plan," or "plan"  
17 means a generalized coordinated land use policy statement of the  
18 governing body of a county or city that is adopted pursuant to this  
19 chapter.

20       (5) "Critical areas" include the following areas and ecosystems:  
21 (a) Wetlands; (b) areas with a critical recharging effect on aquifers  
22 used for potable water; (c) fish and wildlife habitat conservation  
23 areas; (d) frequently flooded areas; and (e) geologically hazardous  
24 areas.

25       (6) "Department" means the department of community, trade, and  
26 economic development.

27       (7) "Development regulations" or "regulation" means the controls  
28 placed on development or land use activities by a county or city,  
29 including, but not limited to, zoning ordinances, critical areas  
30 ordinances, shoreline master programs, official controls, planned unit  
31 development ordinances, subdivision ordinances, and binding site plan  
32 ordinances together with any amendments thereto. A development  
33 regulation does not include a decision to approve a project permit  
34 application, as defined in RCW 36.70B.020, even though the decision may  
35 be expressed in a resolution or ordinance of the legislative body of  
36 the county or city.

37       (8) "Forest land" means land primarily devoted to growing trees for  
38 long-term commercial timber production on land that can be economically

1 and practically managed for such production(~~(, including Christmas~~  
2 ~~trees subject to the excise tax imposed under RCW 84.33.100 through~~  
3 ~~84.33.140,)) and that has long-term commercial significance. In  
4 determining whether forest land is primarily devoted to growing trees  
5 for long-term commercial timber production on land that can be  
6 economically and practically managed for such production, the following  
7 factors shall be considered: (a) The proximity of the land to urban,  
8 suburban, and rural settlements; (b) surrounding parcel size and the  
9 compatibility and intensity of adjacent and nearby land uses; (c) long-  
10 term local economic conditions that affect the ability to manage for  
11 timber production; and (d) the availability of public facilities and  
12 services conducive to conversion of forest land to other uses.~~

13 (9) "Geologically hazardous areas" means areas that because of  
14 their susceptibility to erosion, sliding, earthquake, or other  
15 geological events, are not suited to the siting of commercial,  
16 residential, or industrial development consistent with public health or  
17 safety concerns.

18 (10) "Long-term commercial significance" includes the growing  
19 capacity, productivity, and soil composition of the land for long-term  
20 commercial production, in consideration with the land's proximity to  
21 population areas, and the possibility of more intense uses of the land.

22 (11) "Manufactured home" has the same meaning as in RCW 59.20.030.

23 (12) "Manufactured housing community" means any real property that  
24 is rented or held out for rent to others for the placement of two or  
25 more manufactured homes for the primary purpose of production of  
26 income, except where the real property is rented or held out for rent  
27 for seasonal recreational purpose only and is not intended for year-  
28 round occupancy.

29 (13) "Minerals" include gravel, sand, and valuable metallic  
30 substances.

31 ~~((+12+))~~ (14) "Public facilities" include streets, roads, highways,  
32 sidewalks, street and road lighting systems, traffic signals, domestic  
33 water systems, storm and sanitary sewer systems, parks and recreational  
34 facilities, and schools.

35 ~~((+13+))~~ (15) "Public services" include fire protection and  
36 suppression, law enforcement, public health, education, recreation,  
37 environmental protection, and other governmental services.

1        ~~((14))~~ (16) "Recreational land" means land ~~((so designated under~~  
2 ~~RCW 36.70A.1701 and that, immediately prior to this designation, was))~~  
3 designated as agricultural land of long-term commercial significance  
4 under RCW 36.70A.170. Recreational land must have playing fields and  
5 supporting facilities existing before July 1, 2004, for sports played  
6 on grass playing fields.

7        ~~((15))~~ (17) "Rural character" refers to the patterns of land use  
8 and development established by a county in the rural element of its  
9 comprehensive plan:

10        (a) In which open space, the natural landscape, and vegetation  
11 predominate over the built environment;

12        (b) That foster traditional rural lifestyles, rural-based  
13 economies, and opportunities to both live and work in rural areas;

14        (c) That provide visual landscapes that are traditionally found in  
15 rural areas and communities;

16        (d) That are compatible with the use of the land by wildlife and  
17 for fish and wildlife habitat;

18        (e) That reduce the inappropriate conversion of undeveloped land  
19 into sprawling, low-density development;

20        (f) That generally do not require the extension of urban  
21 governmental services; and

22        (g) That are consistent with the protection of natural surface  
23 water flows and ground water and surface water recharge and discharge  
24 areas.

25        ~~((16))~~ (18) "Rural development" refers to development outside the  
26 urban growth area and outside agricultural, forest, and mineral  
27 resource lands designated pursuant to RCW 36.70A.170. Rural  
28 development can consist of a variety of uses and residential densities,  
29 including clustered residential development, at levels that are  
30 consistent with the preservation of rural character and the  
31 requirements of the rural element. Rural development does not refer to  
32 agriculture or forestry activities that may be conducted in rural  
33 areas.

34        ~~((17))~~ (19) "Rural governmental services" or "rural services"  
35 include those public services and public facilities historically and  
36 typically delivered at an intensity usually found in rural areas, and  
37 may include domestic water systems, fire and police protection  
38 services, transportation and public transit services, and other public

1 utilities associated with rural development and normally not associated  
2 with urban areas. Rural services do not include storm or sanitary  
3 sewers, except as otherwise authorized by RCW 36.70A.110(4).

4 ~~((+18+))~~ (20) "Urban growth" refers to growth that makes intensive  
5 use of land for the location of buildings, structures, and impermeable  
6 surfaces to such a degree as to be incompatible with the primary use of  
7 land for the production of food, other agricultural products, or fiber,  
8 or the extraction of mineral resources, rural uses, rural development,  
9 and natural resource lands designated pursuant to RCW 36.70A.170. A  
10 pattern of more intensive rural development, as provided in RCW  
11 36.70A.070(5)(d), is not urban growth. When allowed to spread over  
12 wide areas, urban growth typically requires urban governmental  
13 services. "Characterized by urban growth" refers to land having urban  
14 growth located on it, or to land located in relationship to an area  
15 with urban growth on it as to be appropriate for urban growth.

16 ~~((+19+))~~ (21) "Urban growth areas" means those areas designated by  
17 a county pursuant to RCW 36.70A.110.

18 ~~((+20+))~~ (22) "Urban governmental services" or "urban services"  
19 include those public services and public facilities at an intensity  
20 historically and typically provided in cities, specifically including  
21 storm and sanitary sewer systems, domestic water systems, street  
22 cleaning services, fire and police protection services, public transit  
23 services, and other public utilities associated with urban areas and  
24 normally not associated with rural areas.

25 ~~((+21+))~~ (23) "Wetland" or "wetlands" means areas that are  
26 inundated or saturated by surface water or ground water at a frequency  
27 and duration sufficient to support, and that under normal circumstances  
28 do support, a prevalence of vegetation typically adapted for life in  
29 saturated soil conditions. Wetlands generally include swamps, marshes,  
30 bogs, and similar areas. Wetlands do not include those artificial  
31 wetlands intentionally created from nonwetland sites, including, but  
32 not limited to, irrigation and drainage ditches, grass-lined swales,  
33 canals, detention facilities, wastewater treatment facilities, farm  
34 ponds, and landscape amenities, or those wetlands created after July 1,  
35 1990, that were unintentionally created as a result of the construction  
36 of a road, street, or highway. Wetlands may include those artificial  
37 wetlands intentionally created from nonwetland areas created to  
38 mitigate conversion of wetlands.

1       **Sec. 3.** RCW 36.70A.070 and 2005 c 360 s 2 are each amended to read  
2 as follows:

3       The comprehensive plan of a county or city that is required or  
4 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,  
5 and descriptive text covering objectives, principles, and standards  
6 used to develop the comprehensive plan. The plan shall be an  
7 internally consistent document and all elements shall be consistent  
8 with the future land use map. A comprehensive plan shall be adopted  
9 and amended with public participation as provided in RCW 36.70A.140.

10       Each comprehensive plan shall include a plan, scheme, or design for  
11 each of the following:

12       (1) A land use element designating the proposed general  
13 distribution and general location and extent of the uses of land, where  
14 appropriate, for agriculture, timber production, housing, commerce,  
15 industry, recreation, open spaces, general aviation airports, public  
16 utilities, public facilities, and other land uses. The land use  
17 element shall include population densities, building intensities, and  
18 estimates of future population growth. The land use element shall  
19 provide for protection of the quality and quantity of ground water used  
20 for public water supplies. Wherever possible, the land use element  
21 should consider utilizing urban planning approaches that promote  
22 physical activity. Where applicable, the land use element shall review  
23 drainage, flooding, and storm water run-off in the area and nearby  
24 jurisdictions and provide guidance for corrective actions to mitigate  
25 or cleanse those discharges that pollute waters of the state, including  
26 Puget Sound or waters entering Puget Sound.

27       (2) A housing element ensuring the vitality and character of  
28 established residential neighborhoods that: (a) Includes an inventory  
29 and analysis of existing and projected housing needs that identifies  
30 the number of housing units necessary to manage projected growth; (b)  
31 includes a statement of goals, policies, objectives, and mandatory  
32 provisions for the preservation, improvement, and development of  
33 housing, including single-family residences; (c) identifies sufficient  
34 land for housing, including, but not limited to, government-assisted  
35 housing, housing for low-income families, manufactured housing,  
36 multifamily housing, and group homes and foster care facilities; and  
37 (d) makes adequate provisions for existing and projected needs of all  
38 economic segments of the community.

1 (3) A capital facilities plan element consisting of: (a) An  
2 inventory of existing capital facilities owned by public entities,  
3 showing the locations and capacities of the capital facilities; (b) a  
4 forecast of the future needs for such capital facilities; (c) the  
5 proposed locations and capacities of expanded or new capital  
6 facilities; (d) at least a six-year plan that will finance such capital  
7 facilities within projected funding capacities and clearly identifies  
8 sources of public money for such purposes; and (e) a requirement to  
9 reassess the land use element if probable funding falls short of  
10 meeting existing needs and to ensure that the land use element, capital  
11 facilities plan element, and financing plan within the capital  
12 facilities plan element are coordinated and consistent. Park and  
13 recreation facilities shall be included in the capital facilities plan  
14 element.

15 (4) A utilities element consisting of the general location,  
16 proposed location, and capacity of all existing and proposed utilities,  
17 including, but not limited to, electrical lines, telecommunication  
18 lines, and natural gas lines.

19 (5) Rural element. Counties shall include a rural element  
20 including lands that are not designated for urban growth, agriculture,  
21 forest, or mineral resources. The following provisions shall apply to  
22 the rural element:

23 (a) Growth management act goals and local circumstances. Because  
24 circumstances vary from county to county, in establishing patterns of  
25 rural densities and uses, a county may consider local circumstances,  
26 but shall develop a written record explaining how the rural element  
27 harmonizes the planning goals in RCW 36.70A.020 and meets the  
28 requirements of this chapter.

29 (b) Rural development. The rural element shall permit rural  
30 development, forestry, and agriculture in rural areas. The rural  
31 element shall provide for a variety of rural densities, uses, essential  
32 public facilities, and rural governmental services needed to serve the  
33 permitted densities and uses. To achieve a variety of rural densities  
34 and uses, counties may provide for clustering, density transfer, design  
35 guidelines, conservation easements, and other innovative techniques  
36 that will accommodate appropriate rural densities and uses that are not  
37 characterized by urban growth and that are consistent with rural  
38 character.

1 (c) Measures governing rural development. The rural element shall  
2 include measures that apply to rural development and protect the rural  
3 character of the area, as established by the county, by:

4 (i) Containing or otherwise controlling rural development;

5 (ii) Assuring visual compatibility of rural development with the  
6 surrounding rural area;

7 (iii) Reducing the inappropriate conversion of undeveloped land  
8 into sprawling, low-density development in the rural area;

9 (iv) Protecting critical areas, as provided in RCW 36.70A.060, and  
10 surface water and ground water resources; and

11 (v) Protecting against conflicts with the use of agricultural,  
12 forest, and mineral resource lands designated under RCW 36.70A.170.

13 (d) Limited areas of more intensive rural development. Subject to  
14 the requirements of this subsection and except as otherwise  
15 specifically provided in this subsection (5)(d), the rural element may  
16 allow for limited areas of more intensive rural development, including  
17 necessary public facilities and public services to serve the limited  
18 area as follows:

19 (i) Rural development consisting of the infill, development, or  
20 redevelopment of existing commercial, industrial, residential, or  
21 mixed-use areas, whether characterized as shoreline development,  
22 villages, hamlets, rural activity centers, or crossroads developments.

23 (A) A commercial, industrial, residential, shoreline, or mixed-use  
24 area shall be subject to the requirements of (d)((~~iv~~)) (v) of this  
25 subsection, but shall not be subject to the requirements of (c)(ii) and  
26 (iii) of this subsection.

27 (B) Any development or redevelopment other than an industrial area  
28 or an industrial use within a mixed-use area or an industrial area  
29 under this subsection (5)(d)(i) must be principally designed to serve  
30 the existing and projected rural population.

31 (C) Any development or redevelopment in terms of building size,  
32 scale, use, or intensity shall be consistent with the character of the  
33 existing areas. Development and redevelopment may include changes in  
34 use from vacant land or a previously existing use so long as the new  
35 use conforms to the requirements of this subsection (5);

36 (ii) Rural development of residential or mixed-use areas for  
37 manufactured housing communities for persons over the age of fifty-  
38 five.

1        (A) Any infill, development, or redevelopment under this subsection  
2 (5)(d)(ii) is subject to the requirements of (d)(v) of this subsection,  
3 but is not subject to the requirements of (c)(ii) and (iii) of this  
4 subsection.

5        (B) Any development or redevelopment under this subsection  
6 (5)(d)(ii) must be principally designed to serve the existing and  
7 projected rural population, considering any and all decreases in  
8 manufactured housing availability in urban growth areas;

9        (iii) The intensification of development on lots containing, or new  
10 development of, small-scale recreational or tourist uses, including  
11 commercial facilities to serve those recreational or tourist uses, that  
12 rely on a rural location and setting, but that do not include new  
13 residential development. A small-scale recreation or tourist use is  
14 not required to be principally designed to serve the existing and  
15 projected rural population. Public services and public facilities  
16 shall be limited to those necessary to serve the recreation or tourist  
17 use and shall be provided in a manner that does not permit low-density  
18 sprawl;

19        ~~((iii))~~ (iv) The intensification of development on lots  
20 containing isolated nonresidential uses or new development of isolated  
21 cottage industries and isolated small-scale businesses that are not  
22 principally designed to serve the existing and projected rural  
23 population and nonresidential uses, but do provide job opportunities  
24 for rural residents. Rural counties may allow the expansion of small-  
25 scale businesses as long as those small-scale businesses conform with  
26 the rural character of the area as defined by the local government  
27 according to RCW 36.70A.030~~((14))~~ (17). Rural counties may also  
28 allow new small-scale businesses to utilize a site previously occupied  
29 by an existing business as long as the new small-scale business  
30 conforms to the rural character of the area as defined by the local  
31 government according to RCW 36.70A.030~~((14))~~ (17). Public services  
32 and public facilities shall be limited to those necessary to serve the  
33 isolated nonresidential use and shall be provided in a manner that does  
34 not permit low-density sprawl;

35        ~~((iv))~~ (v) A county shall adopt measures to minimize and contain  
36 the existing areas or uses of more intensive rural development, as  
37 appropriate, authorized under this subsection. Lands included in such  
38 existing areas or uses shall not extend beyond the logical outer

1 boundary of the existing area or use, thereby allowing a new pattern of  
2 low-density sprawl. Existing areas are those that are clearly  
3 identifiable and contained and where there is a logical boundary  
4 delineated predominately by the built environment, but that may also  
5 include undeveloped lands if limited as provided in this subsection.  
6 The county shall establish the logical outer boundary of an area of  
7 more intensive rural development. In establishing the logical outer  
8 boundary the county shall address (A) the need to preserve the  
9 character of existing natural neighborhoods and communities, (B)  
10 physical boundaries such as bodies of water, streets and highways, and  
11 land forms and contours, (C) the prevention of abnormally irregular  
12 boundaries, and (D) the ability to provide public facilities and public  
13 services in a manner that does not permit low-density sprawl;

14 ~~((v))~~ (vi) For purposes of (d) of this subsection, an existing  
15 area or existing use is one that was in existence:

16 (A) On July 1, 1990, in a county that was initially required to  
17 plan under all of the provisions of this chapter;

18 (B) On the date the county adopted a resolution under RCW  
19 36.70A.040(2), in a county that is planning under all of the provisions  
20 of this chapter under RCW 36.70A.040(2); or

21 (C) On the date the office of financial management certifies the  
22 county's population as provided in RCW 36.70A.040(5), in a county that  
23 is planning under all of the provisions of this chapter pursuant to RCW  
24 36.70A.040(5).

25 (e) Exception. This subsection shall not be interpreted to permit  
26 in the rural area a major industrial development or a master planned  
27 resort unless otherwise specifically permitted under RCW 36.70A.360 and  
28 36.70A.365.

29 (6) A transportation element that implements, and is consistent  
30 with, the land use element.

31 (a) The transportation element shall include the following  
32 subelements:

33 (i) Land use assumptions used in estimating travel;

34 (ii) Estimated traffic impacts to state-owned transportation  
35 facilities resulting from land use assumptions to assist the department  
36 of transportation in monitoring the performance of state facilities, to  
37 plan improvements for the facilities, and to assess the impact of land-  
38 use decisions on state-owned transportation facilities;

1 (iii) Facilities and services needs, including:

2 (A) An inventory of air, water, and ground transportation  
3 facilities and services, including transit alignments and general  
4 aviation airport facilities, to define existing capital facilities and  
5 travel levels as a basis for future planning. This inventory must  
6 include state-owned transportation facilities within the city or  
7 county's jurisdictional boundaries;

8 (B) Level of service standards for all locally owned arterials and  
9 transit routes to serve as a gauge to judge performance of the system.  
10 These standards should be regionally coordinated;

11 (C) For state-owned transportation facilities, level of service  
12 standards for highways, as prescribed in chapters 47.06 and 47.80 RCW,  
13 to gauge the performance of the system. The purposes of reflecting  
14 level of service standards for state highways in the local  
15 comprehensive plan are to monitor the performance of the system, to  
16 evaluate improvement strategies, and to facilitate coordination between  
17 the county's or city's six-year street, road, or transit program and  
18 the department of transportation's six-year investment program. The  
19 concurrency requirements of (b) of this subsection do not apply to  
20 transportation facilities and services of statewide significance except  
21 for counties consisting of islands whose only connection to the  
22 mainland are state highways or ferry routes. In these island counties,  
23 state highways and ferry route capacity must be a factor in meeting the  
24 concurrency requirements in (b) of this subsection;

25 (D) Specific actions and requirements for bringing into compliance  
26 locally owned transportation facilities or services that are below an  
27 established level of service standard;

28 (E) Forecasts of traffic for at least ten years based on the  
29 adopted land use plan to provide information on the location, timing,  
30 and capacity needs of future growth;

31 (F) Identification of state and local system needs to meet current  
32 and future demands. Identified needs on state-owned transportation  
33 facilities must be consistent with the statewide multimodal  
34 transportation plan required under chapter 47.06 RCW;

35 (iv) Finance, including:

36 (A) An analysis of funding capability to judge needs against  
37 probable funding resources;

1 (B) A multiyear financing plan based on the needs identified in the  
2 comprehensive plan, the appropriate parts of which shall serve as the  
3 basis for the six-year street, road, or transit program required by RCW  
4 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795  
5 for public transportation systems. The multiyear financing plan should  
6 be coordinated with the (~~six-year~~) ten-year improvement program  
7 developed by the department of transportation as required by RCW  
8 47.05.030;

9 (C) If probable funding falls short of meeting identified needs, a  
10 discussion of how additional funding will be raised, or how land use  
11 assumptions will be reassessed to ensure that level of service  
12 standards will be met;

13 (v) Intergovernmental coordination efforts, including an assessment  
14 of the impacts of the transportation plan and land use assumptions on  
15 the transportation systems of adjacent jurisdictions;

16 (vi) Demand-management strategies;

17 (vii) Pedestrian and bicycle component to include collaborative  
18 efforts to identify and designate planned improvements for pedestrian  
19 and bicycle facilities and corridors that address and encourage  
20 enhanced community access and promote healthy lifestyles.

21 (b) After adoption of the comprehensive plan by jurisdictions  
22 required to plan or who choose to plan under RCW 36.70A.040, local  
23 jurisdictions must adopt and enforce ordinances which prohibit  
24 development approval if the development causes the level of service on  
25 a locally owned transportation facility to decline below the standards  
26 adopted in the transportation element of the comprehensive plan, unless  
27 transportation improvements or strategies to accommodate the impacts of  
28 development are made concurrent with the development. These strategies  
29 may include increased public transportation service, ride sharing  
30 programs, demand management, and other transportation systems  
31 management strategies. For the purposes of this subsection (6)  
32 "concurrent with the development" shall mean that improvements or  
33 strategies are in place at the time of development, or that a financial  
34 commitment is in place to complete the improvements or strategies  
35 within six years.

36 (c) The transportation element described in this subsection (6),  
37 (~~and~~) the six-year plans required by RCW 35.77.010 for cities, RCW

1 36.81.121 for counties, RCW 35.58.2795 for public transportation  
2 systems, and the ten-year plan required by RCW 47.05.030 for the state,  
3 must be consistent.

4 (7) An economic development element establishing local goals,  
5 policies, objectives, and provisions for economic growth and vitality  
6 and a high quality of life. The element shall include: (a) A summary  
7 of the local economy such as population, employment, payroll, sectors,  
8 businesses, sales, and other information as appropriate; (b) a summary  
9 of the strengths and weaknesses of the local economy defined as the  
10 commercial and industrial sectors and supporting factors such as land  
11 use, transportation, utilities, education, work force, housing, and  
12 natural/cultural resources; and (c) an identification of policies,  
13 programs, and projects to foster economic growth and development and to  
14 address future needs. A city that has chosen to be a residential  
15 community is exempt from the economic development element requirement  
16 of this subsection.

17 (8) A park and recreation element that implements, and is  
18 consistent with, the capital facilities plan element as it relates to  
19 park and recreation facilities. The element shall include: (a)  
20 Estimates of park and recreation demand for at least a ten-year period;  
21 (b) an evaluation of facilities and service needs; and (c) an  
22 evaluation of intergovernmental coordination opportunities to provide  
23 regional approaches for meeting park and recreational demand.

24 (9) It is the intent that new or amended elements required after  
25 January 1, 2002, be adopted concurrent with the scheduled update  
26 provided in RCW 36.70A.130. Requirements to incorporate any such new  
27 or amended elements shall be null and void until funds sufficient to  
28 cover applicable local government costs are appropriated and  
29 distributed by the state at least two years before local government  
30 must update comprehensive plans as required in RCW 36.70A.130.

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